



**REGULAR MEETING OF THE  
PLANNING COMMISSION  
CITY OF ST. AUGUSTA  
August 24, 2026**

**6:00 PM**

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*CALL TO ORDER*

*APPROVAL OF AGENDA*

APPROVAL OF MINUTES FROM May 26, 2026

PUBLIC HEARING: ZONING ORDINANCE AMENDMENTS

*ADJOURNMENT*

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**PUBLIC HEARING PROCESS:**

- OPEN PUBLIC HEARING
  - STAFF PLANNER PRESENTATION OF APPLICATION & RECOMMENDATION
  - COMMENTS FROM THE PUBLIC AND/OR APPLICANT
  - CLOSE PUBLIC HEARING
  - PLANNING COMMISSION DISCUSSION/ACTION
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**Planning Commission Chair:**

**Ron Kraemer**

**Planning Commission Members:**

**Brent Ahmann  
Rick Christen  
Lee Meier  
Paul Shea**

*\*City Council may be in attendance at this meeting. No action will be taken on any of the agenda items at tonight's meeting.*

CITY OF ST AUGUSTA  
MINUTES OF THE PLANNING COMMISSION

MAY 26, 2026 @6:00 pm

CALL TO ORDER: The meeting was called to order at 6:00 PM by Kraemer with the pledge of allegiance.

AGENDA: Approval of agenda, 1<sup>st</sup> by Christen, seconded by Shea. All ayes.

MINUTES: Approval of minutes from April 27<sup>th</sup>, 2026. 1<sup>st</sup> by Christen, 2<sup>nd</sup> by Ahmann

PRESENT: Planning Commission Members Kraemer, Meier, Shea, Ahmann, & Christen. Administrator Nash, Accounting Tech Claussen, Planner Edwards. Mayor Schmitz, Councilman Hommerding

OTHERS PRESENT: See attached

OPEN PUBLIC HEARING TO REZONE SIS PROPERTY: 6:10

Edwards gave a brief description of property and request. 118 acres to be rezoned from Agricultural to Rural Residential. Abuts RR development to the West. Proposed property use conforms to Comp plan and Zoning.

Ag districts allow for 4 lots in 40 acres. RR allows for 1 lot per 2.5 acres up to 10 acres.

Community members had concerns about water supply, increased property taxes, increased traffic, natural springs that feed local trout stream.

Dylan noted water studies would need to be take place during the platting application process.

Sam Deleo spoke about the development idea. Most popular lots are larger 1 – 5 acre lots and they are hard to come by. He noted the sketch included in the rezone application was not necessarily realistic as delineation still needs to take place. Part of the plan wants to preserve the beauty of the property.

It was noted there was an active feed lot in the area.

Public hearing closed at 6:52 pm.

Commission members purview

Shea asked about projected population growth from the comp plan. Nash noted 4600 by 2040.

Christen asked if the city was obligated to furnish water and sewer if the aquafer failed or dried up.

Shea asked about next steps in process. Next step would be a preliminary plat. This would include wetland and resource analysis.

Christen noted sometimes Comp plans change based on community changes.

Christen made a motion to approve recommendation to the council with the conditions noted by Edwards, which include land would revert back to ag if the development idea did not work out. Meier 2<sup>nd</sup>, all voting ayes.

Nash mentioned the recommendation would go to the council either at the June 16 or July 7 council meeting as the Sis residence was not initially included in the Public Hearing notice.

COM/MISC: Next meeting planned for June 29, 2026

ADJOURNMENT: A motion to adjourn was made by Christen and seconded by Shea at 7:03 pm.



## MEMORANDUM

Date: August 20, 2026

To: St. Augusta Planning Commission

From: Robin Caufman, Community Planning Project Manager

Subject: Zoning Ordinance Amendments  
City of St. Augusta, Minnesota

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The following zoning ordinance amendments are being proposed for the Planning Commission's review and consideration at tonight's meeting. The proposed updates are intended to address recurring questions, provide consistent definitions, make zoning consist with the 2024 Comprehensive Plan, and provide clearer standards for administration and enforcement. These amendments are intended to respond to frequent planning questions, improve day-to-day ordinance administration, and provide clearer enforcement tools for nuisance-related concerns. See attached resolution for specific changes.

1. **Section 44.03, Zoning Map:** The Future Zoning Map included in Section 4.6 of the 2024 St. Augusta Comprehensive Plan would become the City of St. Augusta's official zoning map.
2. **Section 2.02, Definitions:** The amendment adds 32 definitions for terms used but not currently defined in Section 44.04, Table of Uses.
3. **Section 12.03, Administration:** The amendment incorporates existing City Code provisions related to the Zoning Administrator's role and enforcement authority by reference.
4. **Section 15.16 B.2.b, Outside Storage, Residential, Commercial, and Industrial Uses:** The amendment requires vehicles that are not stored on an established driveway to be stored on an improved surface within the accessory structure setback.
5. **Section 20.07 G, Off-Street Parking Requirements:** The amendment requires recreational camping vehicles, certain recreational equipment, and recreational vehicles to be stored on an improved surface within the accessory structure setback.
6. **Section 24.04, Animals:** The amendment restores animal keeping standards that were removed during the 2024 zoning ordinance update and establishes the number of animals allowed per acre on qualifying parcels.

Action for tonight's meeting include:

- Presentation of the amendments
- Public hearing to receive public comments on the proposed amendments
- Planning commission discussion
- Formal recommendation to the city council

CITY OF ST. AUGUSTA

ORDINANCE NO. 2026-\_\_\_\_\_

**AN ORDINANCE AMENDING THE ST. AUGUSTA ZONING ORDINANCE SECTIONS 2.02, 12, 15.16, 20.07, 24.04, AND 44.03**

THE CITY COUNCIL OF ST. AUGUSTA, STEARNS COUNTY, MINNESOTA, DOES ORDAIN AS FOLLOWS:

The following Sections of the St. Augusta Zoning Ordinance will be updated with underlined text being added or updated, and struck text being deleted.

Section 1. Amend Section 44.03 the Future Zoning Map of St. Augusta published in the 2024 St. Augusta Comprehensive Plan Section 4.6 as the official zoning map of the city of St Augusta.

Section 2. Amend Section. 2.02 Rules and Definitions, Definitions of the St. Augusta Zoning Ordinance to add the following definitions:

**Banks, other financial institutions, including drive-up tellers.** An establishment engaged in deposit banking, lending, credit, investment, fiduciary, or similar financial services, including services provided to occupants of motor vehicles through a drive-up window, automated teller, or similar facility.

**Building supply sales within the principal structure.** An establishment primarily engaged in the retail or wholesale sale of lumber, hardware, fixtures, construction materials, tools, or related building supplies, where sales, display, and storage occur within the principal building.

**Cabinet and carpentry shops.** An establishment where wood products, cabinets, furniture, millwork, or similar items are fabricated, assembled, repaired, or finished, provided that such activities are conducted within an enclosed building.

**Funeral homes.** An establishment used for conducting or arranging funerals, memorials, visitations, or related services, and which may include the preparation of deceased persons for burial, cremation, or other final disposition.

**Game Farms.** Land or facilities used for the propagation, raising, management, or controlled hunting of game birds or game animals, where permitted by applicable federal, state, and local regulations.

**Garage.** An accessory or principal building, or portion thereof, designed or used for the parking, storage, repair, or maintenance of motor vehicles, recreational vehicles, equipment, or similar items.

**Heavy manufacturing and assembly.** The manufacture, processing, assembly, fabrication, storage, or treatment of products from raw or extracted materials, or activities involving hazardous, explosive, flammable, or high-impact materials or processes, where operations may generate significant noise, odor, vibration, smoke, dust, traffic, or other external effects.

**Light manufacturing and Assembly.** The manufacture, processing, assembly, fabrication, packaging, or treatment of finished or semi-finished products from previously prepared materials, conducted primarily within an enclosed building and not producing significant noise, odor, vibration, smoke, dust, glare, or other external impacts beyond the property.

**Liquor, off-sale.** An establishment licensed to sell alcoholic beverages in original packaging for consumption off the premises, as authorized by applicable state law and local licensing requirements.

**Liquor, on-sale.** An establishment licensed to sell alcoholic beverages for consumption on the premises, as authorized by applicable state law and local licensing requirements.

**Mortuaries.** An establishment used primarily for the preparation, care, storage, or handling of deceased persons prior to burial, cremation, or other final disposition, and which may include related funeral or memorial services.

**Motor vehicle, farm implements, and recreation equipment sales, services, and repair.** An establishment primarily engaged in display, sale, rental, leasing, servicing, maintenance, or repair of motor vehicles, farm implements, recreational vehicles, trailers, boats, snowmobiles, all-terrain vehicles, or similar equipment, including incidental accessory parts sales.

**Multi-family attached (5+ Units).** A residential building or group of attached residential buildings containing five or more dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

**Offices, commercial.** A building, room, or portion thereof used for business, administrative, financial, real estate, sales, consulting, or similar commercial office services, where goods are not primarily manufactured, stored, or sold on the premises.

**Offices, professional.** A building, room, or portion thereof used for professional services such as medical, legal, planning, engineering, architectural, accounting, design, consulting, or similar services, where goods are not primarily manufactured, stored, or sold on the premises.

**Outdoor service, sales, and rentals.** The display, sale, rental, leasing, servicing, or customer pick-up of goods, vehicles, equipment, materials, or merchandise conducted wholly or partly outside of an enclosed building, including accessory outdoor display or storage areas.

**Private accessory recreational facilities.** Recreational facilities, areas, or improvements intended for the private use of residents, tenants, members, employees, or guests of the principal use, including private courts, pools, playgrounds, trails, athletic fields, clubhouses, or similar facilities, and not operated as a principal commercial recreation use.

**Quadplex.** A residential building containing four dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

**Radio and television studios.** An establishment used for the production, recording, editing, broadcasting, or transmission of radio, television, video, audio, or similar media programming, excluding freestanding communications towers unless otherwise permitted.

**Recreational Equipment of limited size and weight:** Small, portable items used for recreation during certain times of the year that can be easily moved, carried, or stored and do not create the visual or physical impacts associated with large recreational vehicles or equipment. Examples include but are not limited to kayaks, canoes, paddleboards, bicycles, portable nets or goals, lawn games, fish house, or kiddie pools.

**Recreational Vehicle:** A self-propelled vehicle that is used primarily for recreation and leisure time activities and purposes, including, but not limited to, classic cars, cars used for racing, bicycles, motor boats, sailboats, snowmobiles, ATVs, and recreational camping vehicles.

**Refuges.** Land or water areas managed or preserved primarily for the protection, conservation, restoration, or observation of wildlife, habitat, or natural resources.

**Research and development laboratories.** A building or group of buildings used for scientific, technical, medical, agricultural, engineering, product, or industrial research, experimentation, testing, analysis, or development, provided that any manufacturing, processing, or sales are incidental to the principal research and development use.

**Shed.** An accessory structure less than two hundred square feet in size, used primarily for the storage of tools, equipment, lawn and garden materials, recreational items, or similar personal property.

**Social services.** Services, programs, offices, classes, outreach, counseling, charitable activities, community assistance, or similar activities operated by a religious institution, nonprofit organization, or community organization that are accessory or related to, but not themselves principally used for, worship services.

**Storage, utilization, or manufacture of materials that could decompose by detonation.** The storage, handling, use, processing, or manufacture of explosives, blasting agents, highly reactive materials, or other substances that may rapidly decompose, ignite, explode, or detonate under certain conditions, subject to all applicable federal, state, and local safety regulations.

**Temporary roadside stands.** A temporary, removable structure or display area used for the seasonal sale of agricultural products, plants, flowers, food products, or similar goods, typically accessory to an agricultural, garden, or seasonal retail use and subject to applicable location, duration, access, and safety requirements.

**Trade Schools.** An educational institution or training facility that provides instruction in skilled trades, technical occupations, business, vocational programs, or similar employment-related training, but does not include primary or secondary schools unless otherwise specified.

**Trailer:** Any non-self-propelled vehicle or portable unit designed or intended to be towed, pulled, or transported by a motor vehicle, including but not limited to utility, cargo, enclosed, flatbed, boat, livestock, construction, recreational, and travel trailers. A trailer shall remain classified as a trailer whether or not it is currently attached to a motor vehicle, licensed, roadworthy, or in active use. A manufactured home or mobile home shall not be considered a trailer for purposes of this Ordinance.

**Tree Farms.** The use of land for the planting, cultivation, management, harvesting, and sale of trees, nursery stock, Christmas trees, or similar tree products.

**Triplex.** A residential building containing three dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

**Wildlife Areas.** Land or water areas set aside, managed, or preserved primarily for wildlife habitat, conservation, restoration, observation, education, or compatible passive recreation, including public or private refuges, preserves, and natural areas.

Section 3. Amend Section 12 Administration - Enforcement and Penalties of the St. Augusta Zoning Ordinance to add the following:

12.06 Administration and Enforcement

Except as otherwise specifically provided in this Chapter, all matters relating to the administration, enforcement, interpretation, violations, penalties, appeals, and other procedural requirements shall be governed by the applicable provisions of the City Code pertaining to zoning administration and enforcement, which are hereby incorporated by reference.

Section 4. Amend Section 15.16 B.2.b of the St. Augusta Zoning Ordinance to add the following:

Except on established driveways, such vehicles shall be stored to comply with accessory building setbacks of the residential district and on a surface to prevent weed and grass growth, such as asphalt, concrete, or pavers.

Section 5. Amend Section 20.07 G, Off-Street Parking Requirements, Location of the St. Augusta Zoning Ordinance to strike and then add the following:

~~Except seasonal recreational equipment of limited size and weight, the same parking standards for them shall apply as outlined herein. In cases of seasonal recreational equipment of limited size and weight, the surfacing required herein shall not apply and the equipment may be parked over what is traditionally grass. Seasonal recreational equipment of limited size and weight may include boats, campers designed to be mounted on automotive vehicles, snowmobiles, boat trailers, motorcycle trailers and tent or travel trailers. Storage of Recreational Camping Vehicle, Recreational Equipment of limited size and weight, and Recreational Vehicles may be stored to comply with 15.16.~~

Section 6. Amend Section 24.04, Animals, Farm Animals of the St. Augusta Zoning Ordinance to add back B and renumber the list as follows:

- B. The keeping and maintaining of farm animals, including livestock and horses shall be allowed by administrative permit in the A-1 and R-R Zoning Districts, provided:
1. The provisions of Section 6 Administrative Permits of this Ordinance are considered and determined to be satisfied.
  2. The minimum lot size upon which animals are to be located shall be two and one-half (2.5) acres.
  3. Farm animals may not be confined in a pen, feedlot, or building within two hundred (200) feet of any residential structure not owned or leased by the operator.
  4. The keeping and care of animals is provided by City regulations.
  5. The density per acre of farm animals specifically allowed must not exceed the maximum densities, as specified below, unless permitted by conditional use permit:
    - a. Cattle, horses, mules, donkeys = 1/acre
    - b. Goats, sheep = 5/acre
    - c. Swine = 10/acre
    - d. Turkeys, ducks, geese = 25/acre
    - e. Chickens, rabbits, guinea pigs, hamsters, pigeons = 50/acre

6. A shelter or stabling facility shall provide a minimum of one hundred (100) square feet per acre of enclosed area per animal, or fractions thereof, as based upon the number of animals per acre listed above (example: 100 square feet divided by five goats/acre = 20 square feet of enclosed area per goat).

C. Effective Date. This Ordinance shall be in force and effect upon adoption and publication in the official newspaper of the City in accordance with applicable law; The City may publish a summary of this Ordinance.

D. Codification. City Staff is directed to codify the revisions to the Zoning Ordinance as enacted in this ordinance.

Adopted by the City Council of the City of St. Augusta, this 1<sup>st</sup> day of September, 2026.

ATTEST:

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Mayor

\_\_\_\_\_  
City administrator